



Scalcliffe Road, Burton-on-Trent



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Guide price £200,000



Key Features

- Large End Terrace House
- Three Well Proportioned Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Extensive Solid Oak Flooring
- Well Presented Throughout
- Large Kitchen & Utility
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this large traditional Victorian end terraced home which has been renovated to a good standard and includes a recent new roof. Arranged over two floors the accommodation in brief comprises: - long entrance hall, bay windowed front sitting room with archway leading through to the rear sitting/dining room, good sized kitchen, utility and ground floor wet room. On the first floor a spacious landing leads to three well proportioned bedrooms, the master having extensive built-in wardrobes and there is a shower room. Outside to the front is a small fore garden, a path along the side leads to a good sized enclosed yard with timber store.

Accommodation In Detail

Upvc half obscure double glazed entrance door leading to:

Entrance Hall 4.78m x 0.00m (4'9" x 0'0")

having staircase rising to first floor, stepped moulded plaster coving to ceiling, one central heating radiator and stripped oak block flooring.

Front Sitting Room 3.64m x 3.81m extending to 4.44m into bay

having Upvc double glazed walk-in bay window to front elevation, stepped moulded coving to ceiling, fitted meter cupboard, stripped oak flooring, one central heating radiator and half obscure double glazed window to side elevation.

Rear Sitting Room 3.81m x 3.65m (12'6" x 12'0")

having half obscure double glazed window to side elevation, double glazed window to rear, one central heating radiator and solid oak stripped flooring.

Kitchen 4.16m x 2.72m (13'7" x 8'11")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, sink and draining unit, ceramic tiling to floor, one central heating radiator and useful understairs storage with extensive shelving and ceramic tiling to floor.

Utility Room 2.74m x 2.13m (9'0" x 7'0")

having Upvc double glazed window to side elevation, range of cream base and wall mounted units, ceramic tiling to floor and cupboard containing fitted Worcester gas fired central heating condensing combi boiler.

Ground Floor Shower Room

having suite comprising pedestal wash basin, low level wc, wet-room shower area, chrome ladder towel radiator, full tiling complement to walls and floor, low intensity spotlights to ceiling and obscure Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft, fitted smoke alarm and one central heating radiator.

Bedroom One 3.76m x 4.78m (12'4" x 15'8")

having one central heating radiator, Upvc double glazed window to front elevation, stripped oak flooring and an extensive range of built-in wardrobes providing excellent shelving and hanging.

Bedroom Two 3.82m x 2.80m (12'6" x 9'2")

having Upvc double glazed window to rear elevation, one central heating radiator and stripped oak flooring.

Bedroom Three 2.74m x 2.3m extending to 3.23m

having Upvc double glazed window to side elevation, one central heating radiator and stripped oak flooring.

Shower Room

having semi circular shower, pedestal wash basin, low level wc, heated chrome towel radiator, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling, fitted extractor vent and ceramic tiling to floor and walls.



Outside

To the front of the property is a small fore garden. To the rear is an extensive yard with large timber store/workshop.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

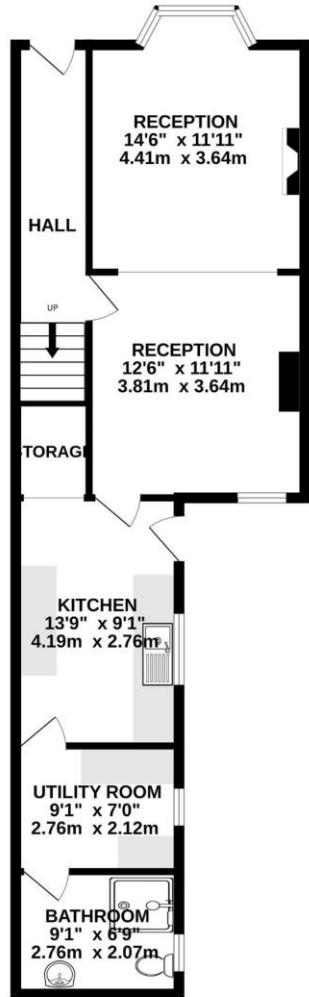
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

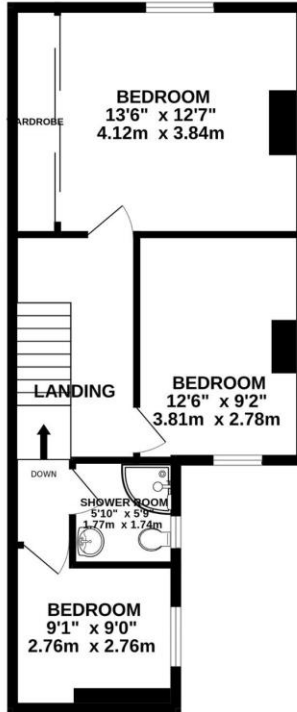




GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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